

RECORD OF SURVEY
AND
MINOR SUBDIVISION
DEVELOPED BY



TO BE KNOWN AS
**LAKESIDE ACRES,
PHASE III**

LOCATED IN SECTION 11
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION

ACCORDING TO PARCEL 2 OF THAT CERTAIN TITLE REPORT
PREPARED BY EXPRESS TITLE CO. DUCHESNE, UTAH, COMMITMENT NUMBER: 06893
TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN SECTION 11
The Southeast quarter of the Southwest quarter; the Southwest quarter of the Southeast quarter.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #401.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that I, the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains
West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

County of

State of

} s.s.

On this _____ day of _____, 20____, personally appeared before me,
TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, and who acknowledged to me that he signed it
freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____

Notary Public

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.

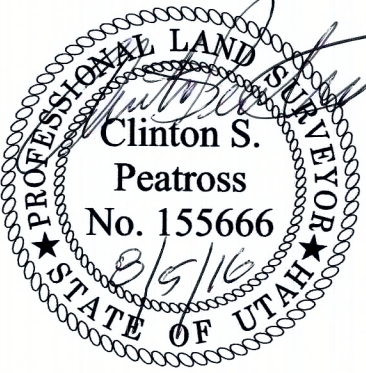
Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

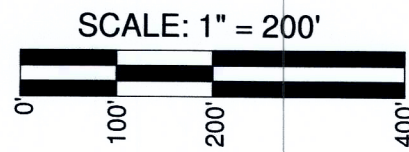
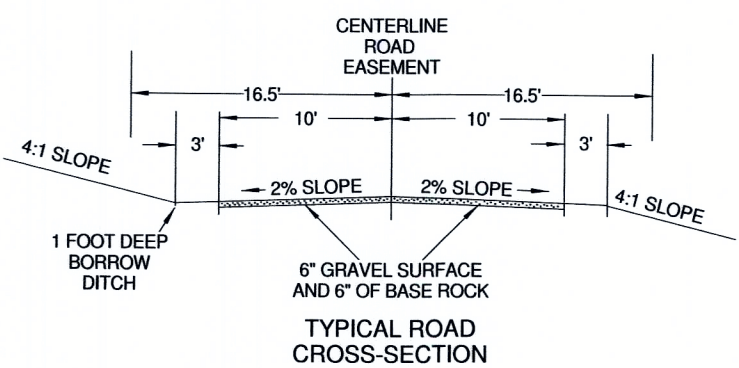
State of Utah } s.s. Entry Number _____
County of Duchesne }
Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Book _____ Page(s) _____
Fee: _____
Shelley Brennan Duchesne County Recorder

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1181 for information prior to a purchase of a lot or construction of a building in this subdivision.

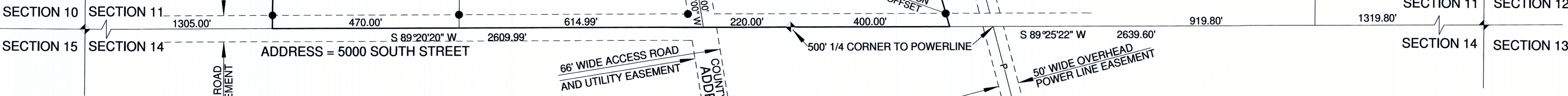
Easements exist within the subdivision boundaries that are in disagreement between the current land owner and the oilfield.



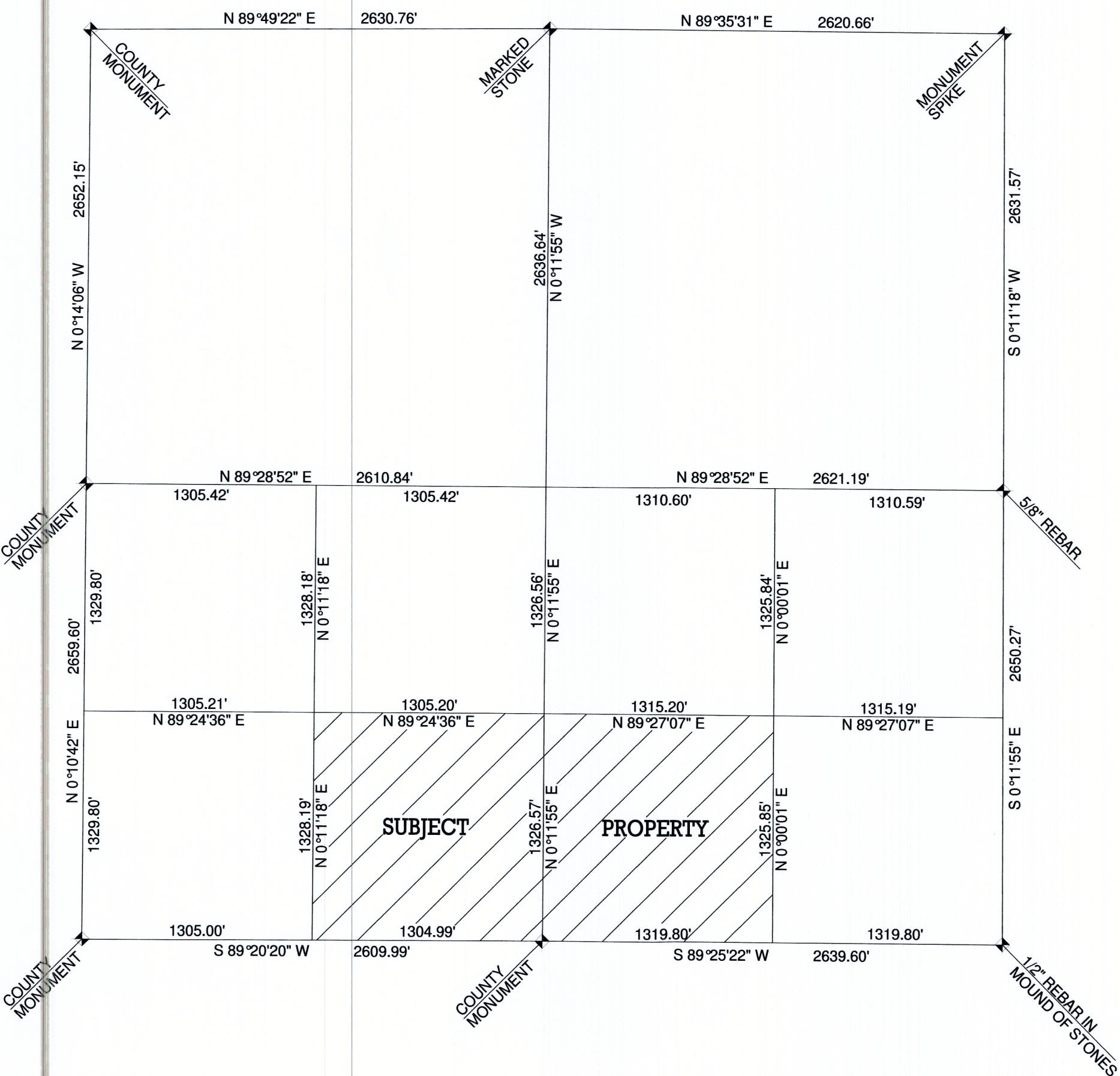
REMAINDER
34.019 ACRES
NOT A PROPOSED BUILDING LOT



● = 5/8"x24" REBAR SET WITH YELLOW PLASTIC
CAP STAMPED PEATROSS 155666



SECTION 11
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
SCALE 1" = 1000'



PREPARED BY
PEATROSS LAND SURVEYS

PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032
CELL: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 9/24/2015 DATE PLOTTED: _____
SHEET: 1 OF 1 FILE NAME: MTNS WEST RANCHES JOB# 1228

County Surveyor's File # 3389